

016.0

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0001.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
991,200 / 991,200  
991,200 / 991,200  
991,200 / 991,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
55-57		MARY ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SAIA VINCENT J/ TRUSTEE &	
Owner 2:	DEREN SANDRA M/ TRUSTEE	
Owner 3:	JOSEPH SAIA 2013 IRREVOCABLE	
Street 1:	900 LYNNFIELD STREET	
Street 2:		

Twn/City:	LYNNFIELD
St/Prov:	MA
Postal:	01940

PREVIOUS OWNER	
Owner 1:	SAIA JOSEPH J -
Owner 2:	-
Street 1:	900 LYNNFIELD STREET
Twn/City:	LYNNFIELD

St/Prov:	MA	Cntry	Own Occ:	N
Postal:	01940		Type:	

NARRATIVE DESCRIPTION	
This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1931, having primarily Wood Shingle Exterior and 2692 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																												
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
104	Two Family		5500	Sq. Ft.	Site			0	80.	1.06	1									468,002							468,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5500.000	518,600	4,600	468,000	991,200		11267
							GIS Ref
							GIS Ref
							Insp Date
							05/04/09



Patriot  
Properties Inc.

## USER DEFINED

Prior Id # 1:	11267
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/29/21 19:54:53
Prior Id # 2:	
Prior Id # 3:	
LAST REV Date	11/16/21 14:02:09
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 016.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	518,600	4,600	5,500.	468,000	991,200		Year end	12/23/2021
2021	104	FV	495,300	4600	5,500.	468,000	967,900		Year End Roll	12/10/2020
2020	104	FV	495,500	4600	5,500.	468,000	968,100	968,100	Year End Roll	12/18/2019
2019	104	FV	384,700	4600	5,500.	497,200	886,500	886,500	Year End Roll	1/3/2019
2018	104	FV	384,700	4600	5,500.	362,700	752,000	752,000	Year End Roll	12/20/2017
2017	104	FV	361,200	4600	5,500.	315,900	681,700	681,700	Year End Roll	1/3/2017
2016	104	FV	361,200	4600	5,500.	269,100	634,900	634,900	Year End	1/4/2016
2015	104	FV	322,400	4600	5,500.	263,300	590,300	590,300	Year End Roll	12/11/2014

SALES INFORMATION TAX DISTRICT PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAIA JOSEPH J,	1448-51		1/24/2014	Convenience		1	No	No	
CRISAFULLI CHAR	10387-261		10/23/1963			100	No	No	Emily Saia dod 10/13/2003
	693-193		1/1/1901	Family			No	No	N

BUILDING PERMITS ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/9/2021	1359	Siding	14,000	C					5/4/2009	Measured	372	PATRIOT
9/19/2004	865	Manual	5,200					replace concrete s	10/27/1999	Inspected	267	PATRIOT
									9/29/1999	Mailer Sent		
									9/29/1999	Measured	267	PATRIOT
									8/25/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>								<b>SKETCH</b>								
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average																	
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																		
(Liv) Units:	2	Total: 2		3/4 Bath:	1	Rating:	Average																	
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																		
Frame:	1 - Wood			1/2 Bath:		Rating:																		
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																		
Sec Wall:		%		OthrFix:		Rating:																		
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																				
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average																	
Color:	TAN			A Kits:		Rating:																		
View / Desir:				Frl:		Rating:																		
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																		
Grade: C - Average				<b>CONDOS INFORMATION</b>																				
Year Blt:	1931	Eff Yr Blt:		Location:																				
Alt LUC:		Alt %:		Total Units:																				
Jurisdict:		Fact: .		Floor:																				
Const Mod:				% Own:																				
Lump Sum Adj:				Name:																				
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>								
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26. %		No Unit				RMS	BRS	FL										
Prim Int Wal	2 - Plaster			Functional:		%		1				6	2											
Sec Int Wall:		%		Economic:		%		1				5	2											
Partition:	T - Typical			Special:		%																		
Prim Floors:	3 - Hardwood			Override:		%																		
Sec Floors:	4 - Carpet	25 %		Total:	26.4	%																		
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																
Subfloor:				Basic \$ / SQ:				180.00				Rate				Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.:				1.07050455																
Electric:	3 - Typical			Const Adj.:				0.97757620																
Insulation:	2 - Typical			Adj \$ / SQ:				188.370																
Int vs Ext:	S			Other Features:				116500																
Heat Fuel:	2 - Gas			Grade Factor:				1.00																
Heat Type:	5 - Steam			NBHD Inf:				1.00000000																
# Heat Sys:	2			NBHD Mod:																				
% Heated:	100	% AC:		LUC Factor:				1.00																
Solar HW:	NO	Central Vac:		Adj Total:				704645																
% Com Wal		% Sprinkled		Depreciation:				186026																
				Depreciated Total:				518619																
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:				Color:				
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 016.0-0001-0001.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
3	Garage	D	Y	1	18X19	A	AV	1931	22.31	T	40	104			4,600		4,600							
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	104												
More: N				Total Yard Items:				4,600				Total Special Features:								Total: 4,600				